

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT					
LINEHAN EDWARD J JR LINEHAN ERIN K 42 PEASE RD  EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed	1006  EAST LONGMEADOW	
		TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	349100	349,100		
		DRAINAGE		VIEW	COMMUNITY	RES LAND	101	120300	120,300		
						RESIDNTL.	101	18900	18,900		
SUPPLEMENTAL DATA						Total				488,300	488,300
GIS ID F_389833_2843410		Mailed		Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
LINEHAN EDWARD J JR	23632	0304	01-06-2021	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
LINEHAN EDWARD J JR + ERIN K	23611	0591	12-24-2020	U	I	100	1A	2021	101	335,900	2020	101	320,100	2019	101	312,200					
LINEHAN EDWARD J	21460	0006	11-23-2016	Q	I	390,000	00		101	112,300		101	112,300		101	109,500					
STEVENS LAURA	20986	0468	12-11-2015	U	I	213,500	1S		101	18,900		101	15,700		101	15,700					
FEDERAL NATIONAL MORTGAGE ASSOC	20277	0454	05-13-2014	U	I	425,802	1L	Total									467,100	Total	448,100	Total	437,400

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	YEAR	Amount	Comm Int
Total			0.00					

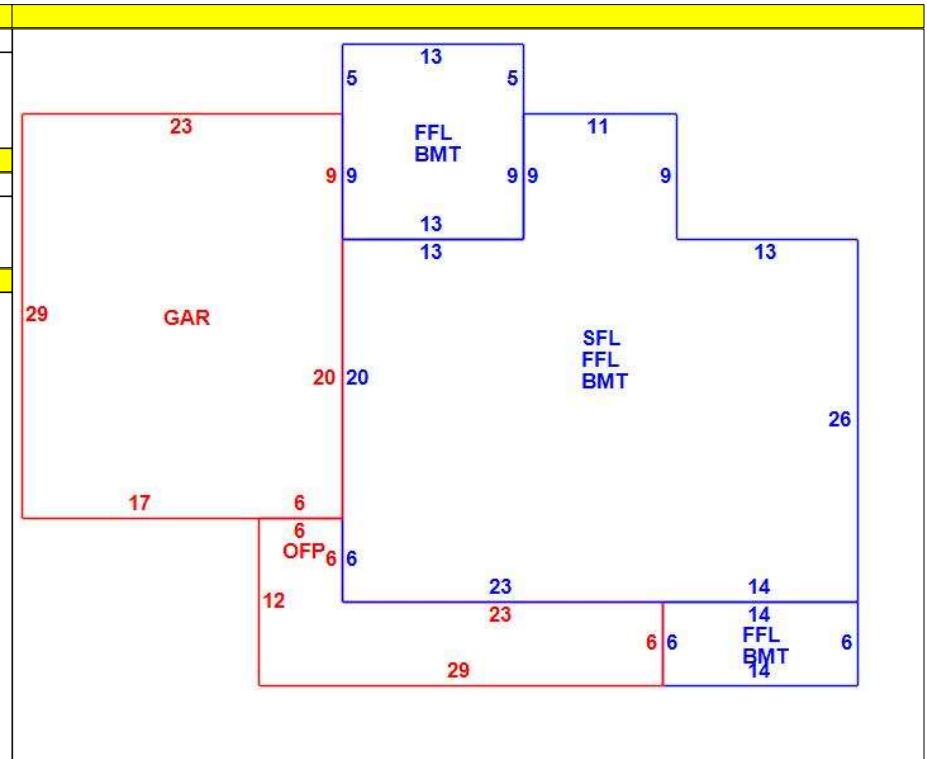
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			101
			Batch
			MG

NOTES		APPRAISED VALUE SUMMARY	
SUB DIV 692 +715		Appraised BLDG. Value (Card)	349,100
		Appraised Xf (B) Value (Bldg)	0
		Appraised Ob (B) Value (Bldg)	18,900
		Appraised Land Value (Bldg)	120,300
		Special Land Value	0
		Total Appraised Parcel Value	488,300
		Valuation Method	C
		Adjustment	
		Net Total Appraised Parcel Value	488,300

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result	
201900350	01-04-2019	62	SOLAR	46,000	06-13-2019	100	06-13-2019		06-13-2019			400	15	PERMIT VISIT	
201900007	01-04-2019	62	SOLAR	59,340	06-13-2019	100	06-13-2019		02-28-2018			333	15	PERMIT VISIT	
201701198	05-04-2017	11	POOL	40,000	02-28-2018	100	02-28-2018	18X36 INGROUND	04-27-2017			317	15	PERMIT VISIT	
201700935	04-04-2017	91	INSULATION	3,144	04-27-2017	100	04-27-2017	NVC	01-26-2017			317	16	FIELDREV CHG	
201601546	05-05-2016	42	REPAIRS	9,500	04-27-2017	100	04-27-2017	TO GARAGE FOUN	03-06-2007			250	22	MAILER SENT	
201601546	05-01-2016	12	REROOF	8,000	04-27-2017	100	04-27-2017	INCLUDES GARAG	03-02-2007			311	15	PERMIT VISIT	
348	11-03-2005	7	REMODEL	1,500				ENCLOSE DECK	01-27-2006			311	15	PERMIT VISIT	

LAND LINE VALUATION SECTION																							
B	Use Co	Description	Zone	D	Fronta	Depth	Land Units	Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing			Size A	Adj Unit Pric	Land Value		
1	101	ONE FAM	RA				40,000 SF	2.58	1.190	7	LAND	1.00	MG	1.00		0	TRF2	0.9	1.000	2.76	110,400		
1	101	ONE FAM	RA				1.410 AC	7,000	1.000	0		1.00	MG	1.00		0			1.000	7,000	9,900		
Total Card Land Units							2.33 AC	Parcel Total Land Area:				2.33	Total Land Value										120,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B	GOOD	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	<b>MIXED USE</b>		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	4	SOLID WOOD	<b>COST / MARKET VALUATION</b>		
Interior Wall 2			Adj Base Rate		90.73
Interior Floor 1	3	HARDWOOD	RCN		410,663
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1993
Heat Type	1	FORCED H/A	Effective Year Built		2003
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		15
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	2		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		85
Extra Kitchens			RCNLD		349,100
Extra Kitchen St			Dep % Ovr		
FBM Sqft	800		Dep Ovr Comment		
FBM Quality	5		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	Cost to Cure Ovr Comment		
Frame	1	WOOD			



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
02	SHED/FR			L	288	7.48	2005	70	0.00	GD	G	1.25	1,900
2	GAZEBO			L	50	18.00	2003	70	0.00	GD	A	1.00	600
11	POOL I-V	OB	Outbuildi	L	648	29.00	2017	70	0.00	GD	G	1.25	16,400
SOL	Solar Panels	EX	Extra Fea	B		0.00	2019	85	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,327		27.88	37,003	
FFL	1ST FLOOR	1,327	1,327		139.63	185,294	
GAR	GARAGE	0	667		55.90	37,282	
OFF	OPEN PORCH	0	210		13.96	2,932	
SFL	2ND FLOOR	1,061	1,061		139.63	148,151	
Ttl Gross Liv / Lease Area		2,388	4,592	2,941		410,663	

